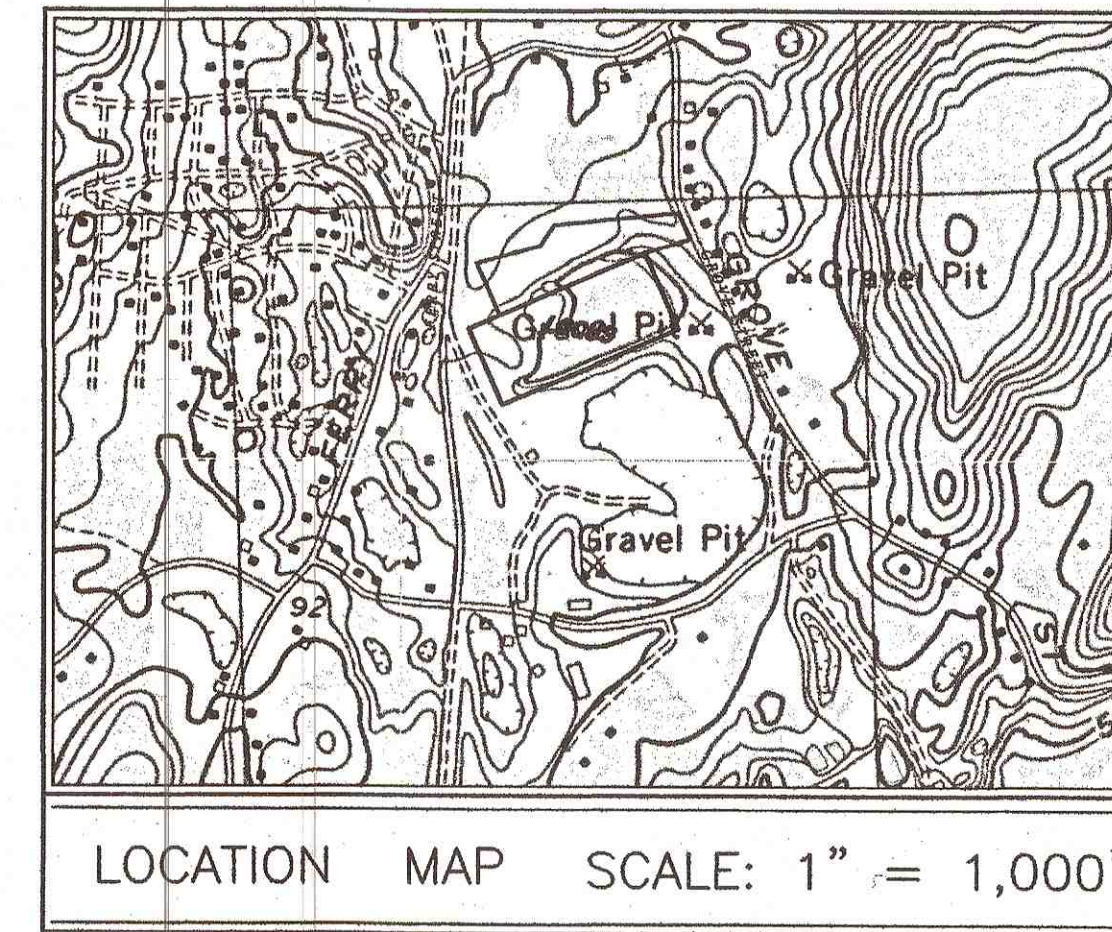


SHEET INDEX

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SHEET 4	UTILITIES
SHEET 5	DETAILS
SHEET 6	DETAILS

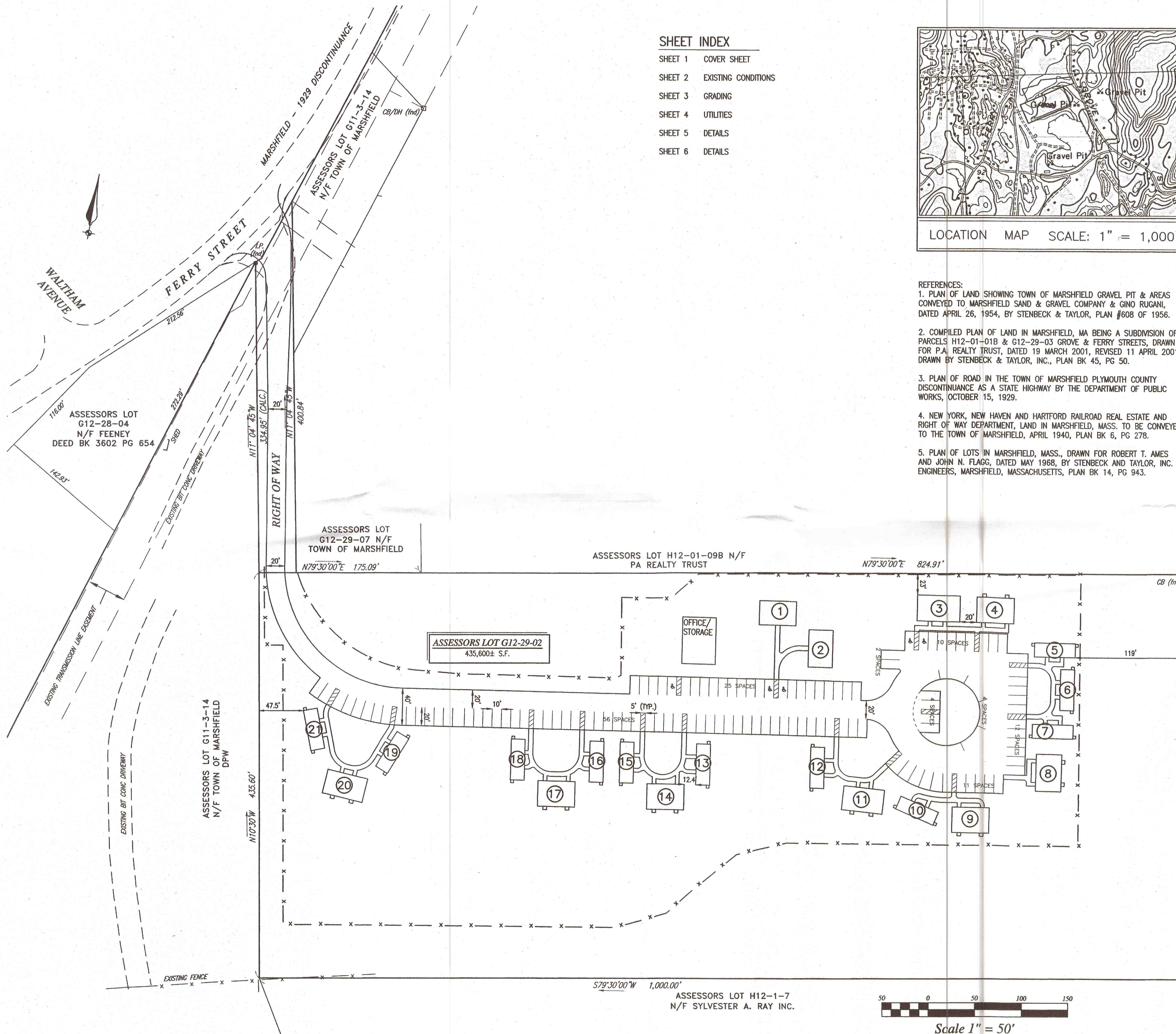


REFERENCES:

1. PLAN OF LAND SHOWING TOWN OF MARSHFIELD GRAVEL PIT & AREAS CONVEYED TO MARSHFIELD SAND & GRAVEL COMPANY & GINO RUGANI, DATED APRIL 26, 1954, BY STENBECK & TAYLOR, PLAN #608 OF 1956.
2. COMPILED PLAN OF LAND IN MARSHFIELD, MA BEING A SUBDIVISION OF PARCELS H12-01-01B & G12-29-03 GROVE & FERRY STREETS, DRAWN FOR P.A. REALTY TRUST, DATED 19 MARCH 2001, REVISED 11 APRIL 2001, DRAWN BY STENBECK & TAYLOR, INC., PLAN BK 45, PG 50.
3. PLAN OF ROAD IN THE TOWN OF MARSHFIELD PLYMOUTH COUNTY DISCONTINUANCE AS A STATE HIGHWAY BY THE DEPARTMENT OF PUBLIC WORKS, OCTOBER 15, 1929.
4. NEW YORK, NEW HAVEN AND HARTFORD RAILROAD REAL ESTATE AND RIGHT OF WAY DEPARTMENT, LAND IN MARSHFIELD, MASS. TO BE CONVEYED TO THE TOWN OF MARSHFIELD, APRIL 1940, PLAN BK 6, PG 278.
5. PLAN OF LOTS IN MARSHFIELD, MASS., DRAWN FOR ROBERT T. AMES AND JOHN N. FLAGG, DATED MAY 1968, BY STENBECK AND TAYLOR, INC. ENGINEERS, MARSHFIELD, MASSACHUSETTS, PLAN BK 14, PG 943.

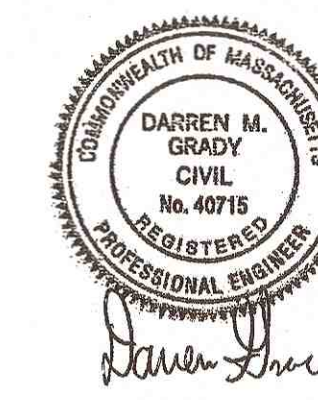
ZONING DATA

DISTRICT:	R-1 RESIDENTIAL RURAL & WATER RESOURCE PROTECTION DISTRICT	
LOT AREA:	REQUIRED 43,560 SF	PROPOSED 435,600 SF
FRONTAGE:	125'	0'
LOT WIDTH:	125'	435.6'
(MEASURED PARALLEL TO THE FRONT LOT LINE AT THE REAR BUILDING LINE AND ALL POINTS BETWEEN)		
IMAGINARY CIRCLE:	125'	125'
FRONT SETBACK:	40'	47.5'
(RIGHT OF WAY LESS THAN 40', MEASURED TO CENTERLINE OF THE WAY)		
SIDE SETBACK:	20'	23'
REAR SETBACK:	40'	119'
BUILDING HEIGHT:	35'	34'
BUILDING COVERAGE:	15% MAX	4.6%
LOT COVERAGE:	-	19%
OPEN SPACE:	50% MIN	81%
DENSITY:	40 UNITS/ 10 ACRES = 4 UNITS PER ACRE	
PROPOSED BUILDING SPACING:	12.4' (MIN)	
PARKING:	120 PROPOSED PARKING SPACES (3.0 SPACES/UNIT) 4 PROPOSED PARKING SPACES FOR OFFICE 124 TOTAL PARKING SPACES	



BENCHMARK
CONCRETE BOUND
ELEVATION = 92.25
(NGVD DATUM)

ASSESSORS LOT H12-01-01C
N/F TOWN OF MARSHFIELD
DPW



SITE PLAN FERRY STREET MARSHFIELD, MASSACHUSETTS

RECORD OWNERS: PETER ARMSTRONG
44 ALLERTON ROAD
MARSHFIELD, MA 02050
ASSESSORS MAP G12-29-02 & H12-01-09A
BK 31665 PG 346

PROGRESS PRINTS OCTOBER 1, 2015
SCALE: 1"=40'
JOB NO. 12-243

GRADY CONSULTING, L.L.C.
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(COVER SHEET)

SHEET 1 OF 6